

Frankfort Architectural Review Board

October 16, 2007

Members Present: Roger Stapleton
Charles Booe
Donald Perry
John Downs

Members Absent: Andy Casebier

There being a quorum, the meeting proceeded.

The first item of business was approval of the September 18, 2007 minutes. Mr. Booe made a motion to approve the minutes. The motion was seconded by Mr. Perry and carried unanimously.

Mr. Stapleton stated that the applicant for item number 5 asked to be heard first so we will begin with item number 5 then go back to item number 1.

The next item of business was a request from the Kentucky Legal Arts Center for a Certificate of Appropriateness for the removal of eleven wood double hung windows and replacement with vinyl double hung windows for the principal structure located at 101 Saint Clair Street, zoned "CB" Central Business District.

Maya DeRosa, City of Frankfort Planning Supervisor was present for the staff report. She stated that this property is in the National Register District and that the applicant wants to replace the wood windows with vinyl for energy efficiency. Ms. DeRosa went over a slide presentation detailing which windows would be replaced. Ms. DeRosa stated that the application complies with all the criterias in Article 4 and 17 except for Article 4: Relationship of Materials and Article 17 Part 5, section C & E therefore staff recommends denial of the application but offers some conditions should the board want to approve it.

Bob Bullock part owner of the Kentucky Legal Arts Center was present on behalf of the applicant. He stated that the wood windows aren't energy efficient and in the winter the heat bills are very expensive. Mr. Bullock mentioned that the Sunshine Center is interested in renting the space but only if they can solve the energy problems. He stated that they don't believe the wood windows can be repaired and mentioned that they are barely visible from the street. He stated that replacing the windows would also allow them to clean the outside of the windows as well as the inside and that currently those windows haven't been washed in years.

Rendall Butler, Chairman of the Sunshine Center was present and stated that they are interested in renting this building but can't afford the utility bills. He also mentioned that they were on time restraints and feel like this would be a great place to be.

Connie Riddell with the Sunshine Center, spoke about the shape of the windows and the fact that they are covered with a corrugated cover. She mentioned that they would like to use that room for childcare and they don't want to cover the windows but they want it to be warm. She said that Noel Clayton suggested these windows for energy efficiency.

After discussion, Mr. Perry made a motion to issue a Certificate of Appropriateness to the Kentucky Legal Arts Center for the property located at 101 Saint Clair Street with the following conditions; 1) the replacement windows shall be as indicated within the request and include the window transoms; 2) with the exception of one – two over two window, all other windows to be replaced shall maintain the same window size; 3) any additional projects or other window replacements shall require review and approval by the Architectural Review Board unless a Certificate of No Exterior Effect is issued. The motion was seconded by Mr. Booe and carried with Mr. Booe, Mr. Perry, and Mr. Downs voting in favor.

The next item of business was a request from Doug Baute for a setback determination for a wood deck proposed along the rear and side of the principal structure located at 325 Ewing Street, zoned "SC" Special Capital District.

Maya DeRosa, City of Frankfort Planning Supervisor was present for the staff report and stated that the proposed deck is on the rear and side of the principal structure. She mentioned that there are no established setbacks in that zone district so the ARB makes that determination. She stated that staff recommends approval of a 10.6 foot setback on the north and 30.4 foot setback on the east.

The applicant Doug Baute was present and stated that he had no further testimony.

Mr. Downs made a motion to recommend approval of a Certificate of Appropriateness for a deck on the rear and side. The motion was seconded by Mr. Booe and carried unanimously.

Mr. Downs made a motion to approve a setback on the north of 10.6 feet and 30.4 feet on the east. The motion was seconded by Mr. Booe and carried unanimously.

The next item of business was a request from G. Scott and Associates on behalf of Frankfort Habitat for 1) demolition of the existing 962 square foot two-story single family residence with the exception of the foundation and front stone porch; 2) a setback determination and Certificate of Appropriateness to construct a new two-story 1718 square foot single family residence located at 323 East Third Street, zoned "SC" Special Capital District.

Maya DeRosa, City of Frankfort Planning Supervisor was present for the staff report. Ms. DeRosa stated that the residence is currently in a state of disrepair and mentioned that Frankfort Habilitation has taken over ownership and proposed a plan to demolish the existing house except for the porch and foundation then build a 1700

square feet home. The rear setback is proposed to be 24 feet and the side setback will remain the same. Ms. DeRosa stated that the current residence has structural issues as well as several City Code Violations. She mentioned that the intent was to keep the house looking the same as its surroundings, with vinyl siding, and double hung vinyl windows. Ms. DeRosa stated that staff recommends approval of the demolition and the Certificate of Appropriateness with the conditions outlined in the staff report.

The applicant Gary Scott was present and he repeated that their intent is to maintain the character and style of the street. He said this is a growing neighborhood and completing this project will allow another family with children and grow a neighborhood.

After discussion, Mr. Downs made a motion to approve the issuance of a Certificate of Appropriateness for demolition of the structure at 323 East Third Street with the following condition; removal should not be effective without the issuance of a building permit for a replacement structure. The motion was seconded by Mr. Booe and carried unanimously.

Mr. Perry made a motion to approve the Certificate of Appropriateness with the following conditions; 1) the new vinyl siding shall be of similar reveal (4" wide); 2) the original foundation shall be maintained as indicated in the request; 3) the porch shall be reconstructed to the same size and scale of what previously existed; 4) the style of the new windows on the house shall consist of either double hung vinyl 1-over-1 with or without simulated dividers on the exterior; or wood windows that are 6-over-6. The motion was seconded by Mr. Downs and carried unanimously.

Mr. Booe made a motion to recommend approval for the following setbacks, North 17-feet, South 21-feet, Southeast 3-feet, and West 3-feet. The motion was seconded by Mr. Downs and carried unanimously.

Mr. Booe made a motion to waive the fees for Habitat for Humanity. The motion was seconded by Mr. Perry and carried unanimously.

The next item of business was a request from Two Turns Holding Company for 1) a Conditional Use Permit to convert three residential condominiums into 6 apartments; 2) a Certificate of Appropriateness to restore the exterior façade and replace an exterior stairway in kind for the principal structure located at 128 State Street, zoned "SC" Special Capital District.

Maya DeRosa, City of Frankfort Planning Supervisor was present for the staff report. Ms. DeRosa stated that the Board recently issued a Conditional Use Permit to convert 6 apartments to 3 condos, however due to the parking issue, the applicant rethought the project and made a formal request to convert the 3 condos back to 6 apartments. Ms. DeRosa explained that the applicant proposes to remove the canopies, rebuild the balconies, repair the decking and soffit on the front and proposes to replace the existing stairway in kind with better structural materials on the rear. Ms. DeRosa stated that staff recommends approval of the Certificate of Appropriateness with the

conditions outlined in the staff report. They also recommend approval of the Conditional Use Permit with the conditions outlined in the staff report.

The applicant Finn Green was present on behalf of Two Turns Holding Company, he described the railing on the front and explained that they will replace the decks and paint them white as they are now.

After discussion, Mr. Downs made a motion to recommend approval of the Certificate of Appropriateness at 128 State Street for exterior alterations and repairs to the principal structure with the following conditions; 1) any other exterior modifications beyond that which is contained within this report shall require a Certificate of Appropriateness when a "No Exterior Effect" cannot be issued administratively and 2) like materials includes that the wood be painted to match the current condition. The motion was seconded by Mr. Booe and carried unanimously.

Mr. Booe made a motion to approve the Conditional Use Permit with the following conditions; 1) a building permit for the change of use is required for 128 State Street; 2) the conditional use is permitted only at 128 State Street; 3) the conditional use is granted only to Two Turns Holding Company-a 6 unit apartment; 4) the conditional use is not transferable and any change in use or ownership will make this approval null and void; 5) any signs at this location shall conform with any and all regulations of the City of Frankfort Zoning Ordinance and a sign permit shall be issued prior to installation 6) any exterior change to the property that does not qualify for the issuance of a Certificate of No Exterior Effect will require the issuance of a Certificate of Appropriateness; 7) the basement shall be used solely for common area/storage for the apartments. The motion was seconded by Mr. Perry and carried unanimously.

The next item of business was a request from St. Clair Properties for a Certificate of Appropriateness to reconstruct the rear elevation and roof due to fire damage for the principal structure located at 331 Saint Clair Street, zoned "CB" Central Business District.

Maya DeRosa, City of Frankfort Planning Supervisor was present for the staff report and stated that this property is located in the National Registry District. She explained that the applicant wants to rebuild the rear elevation to 3 stories and project the building forward 17 feet. Ms. DeRosa stated that it will be retail on the 1st floor and apartments on the 2nd and 3rd floors. She explained that brick is proposed for the 1st floor and a hardi board siding for the 2nd and 3rd floors, the windows will be single hung wood and there will be a wood door with transom. Ms. DeRosa stated that the application complies with all zoning criteria and recommended approval of the application with the conditions listed in the staff report.

The applicant John Gray was present and stated that he agrees with the staff report.

After discussion, Mr. Booe made a motion to approve the Certificate of Appropriateness for 331 St. Clair Street with the following conditions; 1) all new construction shall be as provided by the applicant and within this report; 2) any other

exterior changes to the property that are not indicated within this report and that do not qualify for the issuance of a certificate of No Exterior Effect will require the issuance of a Certificate of Appropriateness; 3) the fiber cement boards are to be painted to a color compatible to the surrounding properties.

In other business there was a discussion regarding the proposed amendments to Articles 4 and 17 of the City of Frankfort Zoning Ordinance.

Mr. Booe made a motion to adjourn. The motion was seconded by Mr. Downs and carried unanimously.